

Pavilion Hotel..  
State Street..  
Montpelier  
Washington County  
Vermont

HABS No. VT-93

HABS  
VT,  
12-MONT,  
3-

PHOTOGRAPHS  
REDUCED COPIES OF MEASURED DRAWINGS  
WRITTEN DESCRIPTIVE AND HISTORICAL DATA

ADDENDUM  
FOLLOWS...

Historic American Buildings Survey  
National Park Service  
Department of the Interior  
Washington, D.C. 20240

## HISTORIC AMERICAN BUILDINGS SURVEY HABS No. VT-93

## PAVILION HOTEL

Location: State Street at State House Green, north side of street, east of Green, Washington County, Montpelier, Vermont.

Present Owner: State of Vermont.

Present Occupant: None.

Present Use: Vacant.

Statement of Significance: The Pavilion Hotel, erected partly on the foundations of the original hotel of 1808, is a fine example of American hotel architecture of the post-Civil War period with a particularly handsome two-storied veranda. The building has important associations with Vermont history and was visited by several Presidents of the United States. It is an especially harmonious element in the State House Green complex, relating extremely well in mass, scale, and placement with its neighboring structures.

PART I. HISTORICAL INFORMATION

## A. Physical History:

1. Original and subsequent owners: The following is an incomplete chain of title to the land on which the structure was built. References are to Plan FD in Washington County Registry of Deeds and to leaflet titled "History of The Pavilion".

Land was originally southerly part of "Col. Jacob Davis's First Pitch".

- 1805 Thomas Davis, son of Colonel Jacob Davis, donated adjoining land to State, retained ownership of land on which original hotel, Davis Tavern, was built in 1808.
- 1808 Land owned by Thomas Davis.
- 1820 Thomas Davis to Worthington & Baylies.
- 1822 Worthington & Baylies to George Worthington.
- 1822 George Worthington to Worthington & French.
- 1822 Worthington & French to Solomon Mann.
- 1826 Solomon Mann to Langdon & Spalding.

1827 Langdon & Spalding to Day & Cottrill.  
1846 Day & Cottrill to Mahlon Cottrill.  
1856 Mahlon Cottrill to Levi Boutwell.  
1875 Levi Boutwell to Eliza Boutwell.  
1875 Eliza Boutwell to Hubbard & Thurston.  
1881 Hubbard & Thurston to Theron O. Bailey.  
1883 Theron O. Bailey to J. C. Houghton.  
1886 J. C. Houghton to E. A. Dunton.  
1886 E. A. Dunton to Jesse S. Viles.  
1907 Jesse S. Viles to Thomas J. Heaphy.  
1917 Thomas J. Heaphy to State of Vermont (land west  
of north-south line 13-1/2' from hotel).  
1922 Thomas J. Heaphy to William A. Heaphy.  
1922 William A. Heaphy to John C. Heaphy (1/3 interest).  
1925 William A. Heaphy to Lawrence F. Heaphy (1/3 interest).  
1943 William A. Heaphy to Eustace F. Lampkin (1/3 interest).  
1943 Lawrence F. Heaphy to E. F. Lampkin (1/3 interest).  
1943 Alice M. Heaphy to E. F. Lampkin (1/3 interest).  
1954 E. F. Lampkin to Pavilion Hotel, Inc.  
1966 Pavilion Hotel, Inc. to State of Vermont.

2. Date of erection: 1875-6. Hotel opened February 22, 1876.
3. Architect: George Ropes.
4. Original plans, construction, etc.: None known.
5. Alterations and additions: Mansard roof, providing fifth floor, was added circa 1880. Bowling alleys were installed before 1886. A large ball room was added before 1907. Three-storied kitchen wing with staff quarters above was added to east side of north wing at undetermined date.
6. Important old views: Photograph taken between 1876 and 1880 showing hotel before addition of mansard roof is in possession of Roland Champoux, Montpelier, Vermont.

B. Historical events connected with the structure:

Original hotel, Davis Tavern, was built in 1808. Marquis de Lafayette was entertained there in 1825. President Monroe stayed at the original hotel, the name of which was changed to Pavilion in 1829. President Theodore Roosevelt, Taft, Coolidge, and Hoover were guests in the present building. Pavilion Hotel was often referred to as the "third house" because of its close association with the Vermont Legislature.

C. Sources of Information:

1. Primary and unpublished sources: Plan FD and recent deeds in Washington County Registry of Deeds (copies supplied by Charles T. Morrissey, Director, Vermont Historical Society). Plans, photographs, and miscellaneous correspondence (supplied by Robert Burley, Architect, Waitsfield, Vermont). Copy of photograph, circa 1876, and miscellaneous data (supplied by Thomas S. Conlon, Law Department, National Life Insurance Company, Montpelier, Vermont). Miscellaneous data (supplied by Arthur F. Williams, Chairman, State of Vermont Board of Historic Sites, Montpelier, Vermont).
2. Secondary and published sources: Leaflet titled "History of The Pavilion" (supplied by Roland Champoux, Montpelier, Vermont). The New York Times, May 7, 1967, "A New Lease On Life for The Pavilion Hotel" (by Michael Strauss). The Newspaper (Warren, Vermont), January 26-February 9, 1967 "The Pavilion Hotel: a Building at an 'Awkward Age'" by Robert Burley.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: The Pavilion Hotel is an excellent example of a large hotel of the Grant era with a French mansard roof and a typically American veranda.
2. Condition of fabric: Good. Some water damage to interior finish.

B. Description of Exterior:

1. Overall dimensions: 91'-3" x 148'-4", L-shaped plan, nine-bay front, four stories plus basement and mansard.
2. Foundations: 20"-thick stone walls on brick footings.
3. Wall construction: Brick bearing walls vary from 20" to 14" in thickness, have brick string courses level with bases of window hood moldings. Wall sections behind veranda are painted white.

4. Framing: Wooden joists are set 12" on center on wooden beams. Two I-beams span north section of ballroom. Four heavy wooden trusses span dining room and are concealed within second-floor partitions.
5. Porches, stoops, etc.: Two-storied wooden veranda on south facade and west flank is most notable exterior feature. First-floor is supported by square wooden paneled piers with molded bases resting on continuous granite sill. Slender square chamfered piers of first and second stories have molded bases and capitals. Balustraded railings run between piers, which have outward-facing brackets of complex profile but shallow projection above capitals. Curved brackets between piers have open spandrels. First six bays of porch along west flank are two-storied; remaining eight bays running north have single piers rising to height of approximately 30' without intervening second floor. Veranda roof is metal, has very low pitch.

Front steps (13 risers) ascend to first-floor veranda. They project over part of sidewalk, are sheltered by pedimented roof supported by chamfered square piers on paneled plinths, and have balustrades of same pattern as veranda.

6. Chimneys: There are seven brick chimneys, two interior, others on inside faces of outer walls. All are rectangular in plan.
7. Openings:
  - a. Doorways and doors: Main doorway is set below wide segmental brick arch, has tall transoms and side-lights. Paired doors are wooden, having long single panels of plate glass, brass push plates. Doorways of west flank are set below brick round arches, have single-light transoms and wooden paneled single doors. Sills are granite.
  - b. Windows and shutters: First-floor windows measure 3'-6 1/2" x 8'-10 1/4", are round-arched with brick voussoirs and stone vermiculated keystones projecting slightly from plane of wall. Granite sills are vermiculated. Sash is wooden, four-over-two-light, double-hung. Second-floor windows measure 3'-6 1/4" x 8'-1" with wooden inner lintels set within segmental brick arches which project slightly from wall plane and have hooded shape with boldly projecting stone vermiculated keystones. Sills are granite. Sash is

wooden, two-over-two-light, double-hung. Upper windows are similar, slightly shorter. All keystones are painted white. No shutters.

8. Roof:

- a. Shape, covering: Steeply rising mansard roof is covered with metal stamped in ashlar pattern. Deck is flat with built-up covering. End sections, and center section of south front, project slightly forward to form pavilion motifs. Center section rises a few feet above level of deck. Total height of building is approximately 75'.
- b. Cornice, eaves: Main cornice element is composed of brick string course, frieze approximately four courses high, closely spaced brick corbel motif, and brick dentil course, above which is robustly molded wooden eave. Cornice capping mansard is of heavily molded wood. Above center of front (south) main cornice is panel framed by heavy segmental-arched molding with keystone. Frame is flanked by foliate scrolls. "Pavilion" in block letters arranged in segmental bow above elongated lozenge is on face of panel.
- c. Dormers: Paired and single wooden-framed dormers alternate on south front. Both forms are used on flanks. All except central dormer of south front, which has segmental opening, have round-headed openings. Sash is two-over-two-light, wooden, double-hung. Faces of single dormers have keystones, and pilasters and brackets "supporting" molded cornices of pedimented roofs. Central south dormer is somewhat similar but has segmental curved roof with keystone on cornice molding. Roofs of paired dormers have flat centers with curved ends terminating in narrow flat sections above flanking cornices. Boldly molded cornices are "supported" by flanking brackets and embrace spandrel panels above arched window architraves.

C. Description of Interior:

1. Floor plans:

- a. First floor: Front entrance leads to open lobby with large reception area occupying southwest corner beyond wall at left. Wide corridor running east gives access to two parlors on north. Two southeast parlors have wide opening between them and are entered from lobby. Wide corridor running north leads between service rooms to large dining room and ball room at north end of long wing behind main block. Kitchen wing is attached by ligature to east side of north wing.
- b. Second floor: Southwest and southeast corners have suites with large parlors. North corridor runs through center of wing with rooms opening from both sides.
- c. Upper floors: Third, fourth, and fifth floors have L-shaped center corridors with rooms opening from both sides. Third and fourth floors have twenty-nine rooms plus a number of bathrooms. Fifth floor has thirty-three rooms with fewer baths.

2. Stairways: Main stairway is on east side of lobby between east corridor and north wall of front block. Heavy railings, large turned newel posts, and turned banisters are black walnut. Stairs run east to landing, turn south to second landing, and rise west to second floor around U-shaped well. Above second floor stairs ascend east two risers to landing and continue south in straight runs to floors above. Secondary stairs are at right of north wing corridor, have black walnut newel posts, railings and banisters. Stairs ascend west in straight run to landing, turn south four risers to second floor, do not continue to upper floors. There are service stairs in ligature connecting three-story kitchen wing with north wing.

3. Flooring: Lobby area has marble floor. Dining room is surfaced with composition plastic tile. Rooms have wooden flooring, many with carpeting.

4. Wall and ceiling finish: Walls are finished in papered plaster. Public areas have chair rails above wooden dadoes. Ceilings of first floor (height 13'-5") are stamped metal. Dining room ceiling has pattern of square panels enclosing circular Greek frets surrounding sunburst motifs. Ceilings of upper floors are plaster. Upper-floor ceiling heights average approximately 11'.

5. Doorways and doors: Typical interior doorways are rectangular with transoms and have heavily molded architraves with ogee profiles. Typical doors have four inset panels. Lobby areas and suites have black walnut doors.
6. Decorative features and trim: Brick cross walls in north wing have segmental arches with wooden keystones and paneled pilasters. Soffits and reveals are paneled. Stamped metal ceilings in public areas are highly ornamented.
7. Notable hardware: None noted.
8. Lighting: Modern electric lighting.
9. Heating: Steam heating; some original radiator cases of cast-iron with marble tops remain. Fireplaces in some parlors and public areas had white marble mantel-pieces removed in 1966.

D. Site:

1. General setting and orientation: Hotel faces south on north side of State Street at corner of State House Green on west.
2. Enclosures: None.
3. Outbuildings: None.
4. Walks: Fronts on cement public sidewalk.
5. Landscaping: Fine elms and lawn on adjacent State House Green.

Prepared by Denys Peter Myers  
Architectural Historian  
National Park Service  
May 1, 1968



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**PHOTOGRAPHS**

**WRITTEN HISTORICAL AND DESCRIPTIVE DATA**

Historic American Buildings Survey  
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Department of the Interior  
Washington, DC 20013-7127

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Data pages 1 through 7 were previously transmitted to the Library of Congress. This is data page 8.

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The glass photogrammetric plates listed below are not reproducible except with special permission. However, reference prints and film copy negatives have been made from the plates indicated by an asterisk (\*) and are included in the Library of Congress collection of formal HABS/HAER photographs.

- 4     5" x 7" glass plate negatives (2 stereopairs) produced in 1967 by Perry E. Borchers of the Ohio State University.

One survey control contact print from each plate; survey control information for each pair.

LC-HABS-GS05-T-4211-201L *	SOUTH FACADE FROM OPPOSITE SE CORNER--LEVEL
LC-HABS-GS05-T-4211-201R	SOUTH FACADE FROM OPPOSITE SE CORNER--LEVEL
	Left and right overlap: 90%
LC-HABS-GS05-T-4211-202L *	SOUTH FACADE FROM OPPOSITE ENTRANCE--INCLINED
LC-HABS-GS05-T-4211-202R	SOUTH FACADE FROM OPPOSITE ENTRANCE--INCLINED
	Left and right overlap: 90%

16 5" x 7" glass plate negatives (8 stereopairs) produced in  
1969 by Perry E. Borchers of the Ohio State University.

One survey control contact print from each plate; survey  
control information for each pair.

LC-HABS-GS05-S-206-02L *	WEST ELEVATION, SOUTH PORTION--INCLINED
LC-HABS-GS05-S-206-02R	WEST ELEVATION, SOUTH PORTION--INCLINED
	Left and right overlap: 90%
LC-HABS-GS05-S-206-03L	SOUTH PORTION OF WEST ELEVATION--INCLINED AND ANGLED
LC-HABS-GS05-S-206-03R	SOUTH PORTION OF WEST ELEVATION--INCLINED AND ANGLED
	Left and right overlap: 90%
LC-HABS-GS05-S-206-04L *	WEST ELEVATION, NORTH PORTION--ANGLED
LC-HABS-GS05-S-206-04R	WEST ELEVATION, NORTH PORTION--ANGLED
	Left and right overlap: 95%
LC-HABS-GS05-S-206-05L	WEST ELEVATION, NORTH PORTION--LEVEL
LC-HABS-GS05-S-206-05R *	WEST ELEVATION, NORTH PORTION--LEVEL
	Left and right overlap: 80%
LC-HABS-GS05-S-206-06L	WEST ELEVATION, NORTH PORTION--INCLINED
LC-HABS-GS05-S-206-06R *	WEST ELEVATION, NORTH PORTION--INCLINED
	Left and right overlap: 80%

LC-HABS-GS05-S-206-07L *	WEST ELEVATION, NORTH PORTION--STRONGLY INCLINED
LC-HABS-GS05-S-206-07R	WEST ELEVATION, NORTH PORTION--STRONGLY INCLINED
	Left and right overlap: 85%
LC-HABS-GS05-S-206-08L *	EAST ELEVATION, SOUTH PORTION--LEVEL
LC-HABS-GS05-S-206-08R	EAST ELEVATION, SOUTH PORTION--LEVEL
	Left and right overlap: 85%
LC-HABS-GS05-S-206-09L *	EAST ELEVATION, SOUTH PORTION--INCLINED
LC-HABS-GS05-S-206-09R	EAST ELEVATION, SOUTH PORTION--INCLINED
	Left and right overlap: 90%

#### PROJECT INFORMATION STATEMENT

Photogrammetric images were incorporated into the HABS/HAER collections in the summers of 1985 and 1986. Inventories of the images were compiled and filed as data pages for each structure recorded. Since the glass photogrammetric plates are not reproducible except with special permission, a reference print and film copy negative were made from one plate of each stereopair and from the most informative plates in sequential sets. The reference prints and copy negatives were then incorporated into the formal HABS/HAER photograph collections.

The Photogrammetric Images Project was a cooperative endeavor between the HABS/HAER Division of the National Park Service and the Prints and Photographs Division of the Library of Congress. The reference prints and film copy negatives of the original plates were made by the Library of Congress Photoduplication Service with funds provided by the Library of Congress Flat Film Preservation Fund. Additional reproductions were made by HABS/HAER. The project was supervised by HABS/HAER Architect John A. Burns, AIA, and completed by HABS Historians Jeanne C. Lawrence (University of London) in 1985 and Caroline R. Alderson (Columbia University) in 1986.